



Flathead County Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

CONDITIONAL USE PERMIT APPLICATION¹

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 700⁰⁰

PROPOSED USE (as described in the Flathead County Zoning Regulations):

Financial planner, tutor, psychologist, real estate
broker, attorney, mortgage broker, physical therapist.

OWNER(S) OF RECORD:

Name: Lodgepole, Inc. Phone: 755-6099
Mailing Address: P.O. Box 997
City, State, Zip Code: Kalispell, Montana 59903
Email: xjrhoover@gmail.com

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Thomas Hoover Phone: 755-6099
Mailing Address: P.O. Box 997
City, State, Zip Code: Kalispell, Montana 59903
Email: xjrhoover@gmail.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street
Address: 836 Holt Drive S 26 T 20 R 19
Subdivision 852 Holt Drive (?) Tract _____ Lot _____ Block _____
Name: _____ No(s). _____ No(s). _____ No. _____

1. Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork

Zoning District, SAG-5 zoning classification):

BIGFORK ZONING DISTRICT, RC1 zoning classification

2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:

¹ Revised: 06/24/10





A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

The present uses of the site have been in place
for 15 years thereby making the site suitable
for the uses.

- (2) adequate access

Access to the site is off Holt Drive with adequate
parking on to sides of the building.

- (3) absence of environmental constraints

The site is situated in a fully developed
built out area. This location has no
environmental constraints.

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

parking for the site has been in place
for 15 years and adequately serves the site.

- (2) traffic circulation

traffic flow is good with surrounding
buildings and the subject site.

- (3) open space

The relationship between the lot size and
and building size are consistent with zoning
requirements.

- (4) fencing, screening

Neither fencing or screening is required
or desirable for the site containing professional office space.

- (5) landscaping

The site has been professionally landscaped
and maintained.

- (6) signage

Existing signs are in compliance with
zoning regulations.

- (7) lighting

There is only lighting on the building
in compliance with zoning regulations.

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

The building is served by Bigfork Water
and Sewer District

- (2) water

The bulidng is served by Bigfork Water
and Sewer District.

- (3) storm water drainage

County road drainage available on east end
of site.

- (4) fire protection

Site is served by Bigfork Fire Department

- (5) police protection



Site is served by resident deputy
of Flathead County Sheriff Department.

(6) streets

Streets abut two sides of the site.

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

(1) excessive traffic generation

Proposed use will not increase traffic as
the uses have been in place for years.

(2) noise or vibration

The proposed use does not generate noise
or vibration.

(3) dust, glare or heat

The proposed use does not generate dust,
glare or heat.

(4) smoke, fumes, gas, or odors

The proposed use does not generate
smoke, fumes, gas or odors.

(5) inappropriate hours of operation

Hours of operation are consistent with
normal professional office.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
4.02 Bed and Breakfast Establishments/Boarding Houses
4.03 Camp or Retreat Center
4.04 Caretaker's Facility in AG, SAG, and R-1 Districts



- 4.05 Cluster Housing Development in Residential Districts
- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date _____ Planner's Signature _____

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

- *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Thomas Hoover
Applicant Signature

May 25, 2011
Date





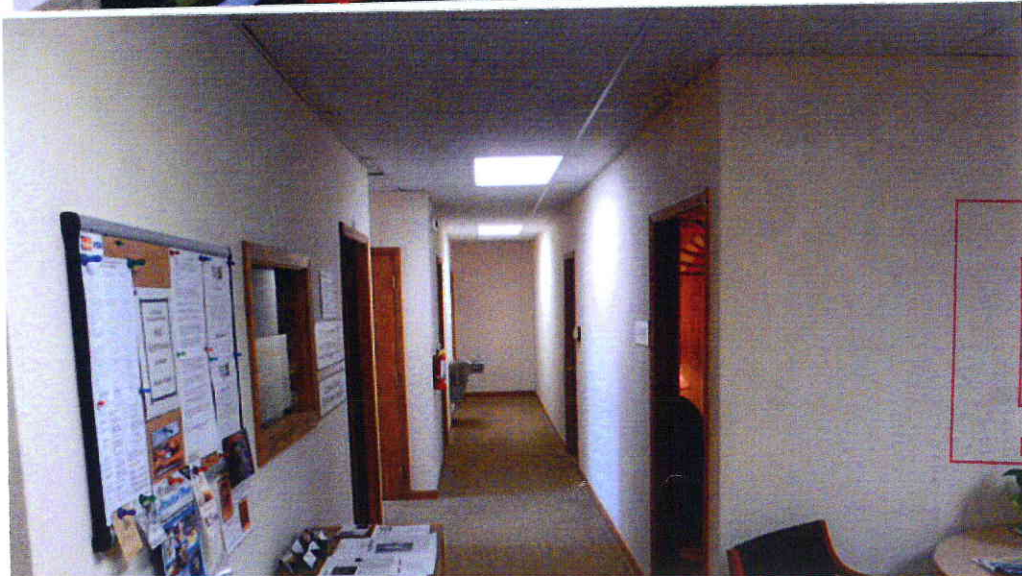
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